Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes July 30, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 30, 2010, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Donnelly-Cohen, Smitten, Thao, Wang, Wencl, Young; and

Present:

Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson,

Schertler, Ward, and Wickiser.

Commissioners

Mmes. *Halverson, *Merrigan, *Porter, and Mr. *Spaulding.

Absent:

*Excused

Also Present:

Donna Drummond, Planning Director; Patricia James, Luis Pereira, Sarah Zorn,

Josh Williams, Anton Jerve, Colleen O'Dell, Ryan Kelley, and Sonja Butler,

Department of Planning and Economic Development staff.

I. Approval of minutes July 16, 2010.

MOTION: Commissioner Nelson moved approval of the minutes of July 16, 2010. Commissioner Commers seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Donnelly-Cohen had no announcements.

III. Planning Director's Announcements

Donna Drummond distributed a copy of the 2010 Neighborhood STAR Loan and Grant proposals that were approved for funding on 7/28/10. One item of note is the Central Corridor Streetscape/Public Art project, a four-year plan to utilize \$1,200,000 to purchase and install above-standard street lights, trees, irrigation system, boulevard pavers, and trash receptacles along University and a plaza at 5th & Cedar. At City Council on Wednesday the District del Sol Zoning Study recommendations went through final adoption. Councilmember Thune had moved to retain multi-family zoning for five properties that had been recommended for TN2 zoning by the Planning Commission.

IV. Zoning Committee

SITE PLAN REVIEW - List of current applications. (Tom Beach, 651/266-9086)

One item to come before the Site Plan Review Committee on Tuesday, August 3, 2010; a new

building and parking lot for Enterprise Car Rental at 605 Como Avenue.

OLD BUSINESS

<u>10-116-425 Clear Wireless LLC (Eastview Playground)</u> – Conditional Use Permit for a wireless communications antenna on a 100 ft monopole. 1675 5th Street East, area bounded by Kennard, 5th, Flandrau & Margaret Street Alley. (Sarah Zorn, 651/266-6570)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 14-0 with 1 abstention (Donnelly-Cohen) on a voice vote.

NEW BUSINESS

#10-602-216 Manuela Delores Corona – Conditional Use Permit for auto specialty store. 847. White Bear Avenue North, NW corner at Seventh Street. (Josh Williams, 651/266-6659)

Commissioner Kramer said that the committee recommends approval with the conditions stated in the resolution. He provided some additional background for informational purposed to the Commission. The White Bear Avenue Small Area Plan recommends adding turn lanes at this intersection. The Department of Public Works has acquired a nearby property on the same side of the street to do this, but at this time the turn lanes are not funded there. So if and when that occurs there would be a substantial change to this parcel if it was acquired for that purpose. At some point in the future some board or committee will probably see this again. However, right now they are unable to facilitate the turn lanes as part of the conditional use permit, because it is a very substantial portion of the land so that is not dealt with in the conditions.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

#10-602-327 Red Dog Holdings LLC – Conditional Use Permit for a pawn shop. 373 Ruth Street North, NW corner at Hudson Road. (Luis Pereira, 651/266-6591)

Commission Kramer said that staff recommended approval, but the Zoning Committee on a 5-0 vote is recommending denial, because the residential distance separation from the proposed use is not met. It is not met in two (2) cases where there are residentially zoned properties within 150 feet of the proposed use. The committee recommends approval of the resolution and in this case because it is a denial members voting in favor of the resolution need to state that they are voting in favor of the resolution for the reasons discussed in the resolution or other reasons that they may have.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to deny the conditional use permit.

ROLL CALL VOTE: The motion to deny the conditional use permit carried on a roll call vote of 15-0 with 1 abstention (Schertler). Each commissioner voting for the resolution said their reasons were as stated in the resolution.

Commissioner Kramer announced the item(s) on the agenda for the next Zoning Committee meeting on Thursday, August 5, 2010.

V. Comprehensive Planning Committee

Geographic Information Systems (GIS) Official Zoning Map Report – Recommend approval of the GIS zoning map as the official zoning map of the City of Saint Paul and forward to the City Council for final adoption. (Anton Jerve, 651/266-6567)

Commissioner Commers said that at the beginning of July there was a public hearing on the use of a GIS based map for the city's official zoning map. No testimony was presented at the hearing and the committee recommends approval of the GIS zoning map as the city's official zoning map and forwarding this on to the Mayor and City Council for final adoption.

MOTION: Commissioner Commers moved on behalf of the Comprehensive Planning Committee to recommend that the GIS zoning map as the official zoning map of the City of Saint Pau be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.

VI. <u>University of Minnesota Twin Cities Campus Master Plan Overview</u> – Informational presentation by Monique Mackenzie, Capital Planner, University of Minnesota Office of Capital Planning and Management.

Monique Mackenzie, Capital Planner, gave a power point overview of the University of Minnesota Twin Cities Campus Master Plan update that was recently completed. They took on the task of reconsidering the elements that were in their earlier plan and decided which if any needed to be changed. They did the work internally so they convened groups of staff, faculty, and students to talk about the policy areas they wanted to excel in and articulate in the plan document. The University of Minnesota campus is a significant amount of land holding in the Twin Cities area, the Minneapolis side is about 21 million square feet of building space; in Saint Paul it is about 2.5 million square feet and about 40% of the buildings are more then 60 years old. So they have serious constraints and demands on them to care for old buildings built in a prior era, yet still grow and add new facilities and new features to the landscape to meet new demands and responsibilities.

One of the themes that surfaced early on with the master plan was the idea of sustainability and what does sustainability mean for University of Minnesota Twin Cities? When talking about their master plan on campus it is treated much like the City's Comprehensive Plan. They believe that the master plan is in first part an aspirational document. It articulates where the University wants to get to, and what the goals are for its development, character, image, identity and function. But it also needs to be pragmatic and be able to guide decisions regarding capital investments and other improvements on the campus. They have a vision statement and the key words are a sustainable community of discovery. The header on the plan is discover, connect and sustain. Ms. Mackenzie talked about the master plan guiding principles, and the commitment to building community on campus. Principles include creating a model campus; integrating local and regional systems; preserving and enhancing natural systems and features; integrating transportation systems emphasizing pedestrians, bicycles and transit; using resources wisely making the campus environmentally and operationally sustainable; and utilizing the campus as a living laboratory to advance the University's mission. She showed a map of areas influenced by

the campus and a map of the historic resources. The development framework is a way for them to talk about what they anticipate changing in the long term. Once they are in implementation and starting a construction project the Capital Planning Office continues to have a role and trys to follow through and make sure that those original ideas and design concepts have lived through to the point of construction. The University is committed to doing a master plan every 10 years. Ms. Mackenzie would be happy to come back and talk again at that point if not sooner.

Commissioner Connolly said that nothing was mentioned about student housing at Como and Raymond - the Commonwealth Terrace. He thinks that spot could be something so much more. What discussion if any was there about that?

Ms. Mackenzie said that discussion about housing has been fairly silent. Since about 2004 the University's first priority has been to house the undergraduate population. The family housing on Commonwealth Terrace is outside of what the reaffirmed mission for housing and residential life is. But the University understands that when buildings age they need reinvestment and they are not going to take away the family housing function at Commonwealth Terrace. More likely they would say that those buildings have passed their useful life so what new buildings would best accommodate family student housing there.

Commissioner Connolly said that he is not saying to get rid of the family housing, but would like to suggest mixed use.

Ms. Mackenzie said that the topic of mixed use for the institution as the land owner/landlord for other tenants who would be bringing a different use in is a very difficult topic to advance. If the University owns a building and chooses to lease out a space in the building there is a cap on how much of the space and the dollar value that rent would bring into the University and that cap is established at the state level.

Commissioner Schertler said the plan was influenced by the University, but how many stakeholders did you have to negotiate with outside the University system?

Ms. Mackenzie explained that there were a series of conversations with the cities and counties and some negotiation with private land owners adjacent, but except in those areas where the University want to grow, basically the University interacts with the municipal-type entities, the city and county.

Commissioner Alton said that one of the guidelines mentioned was enlivening the Saint Paul campus, so what does enlivening the Saint Paul campus in terms of implementation look like?

Ms. Mackenzie said if more people who have a daily role in the campus, probably students, live closer to the campus there would be more people doing more things, from throwing Frisbees to going to a coffee shop or biking. So the idea was to grow a little of the housing but not too much because many people like it because the Saint Paul campus is quieter. Enlivening is not specifically defined right now, but she thinks it's about more activities that are varied in nature, whether housing is one of those things she is not sure.

Commissioner Wang understands that there is a public art program on campus and she asked how does that interface with the new master plan.

Ms. Mackenzie explained that as they developed the master plan, they basically said that the master plan will inform placement of public art and decisions about public art from a geography and form point of view. The next thing is to create a public art master plan, which would articulate the principles that are going to be used to select art as it comes up. But that work is not done yet. It is due to start in the fall and she hopes there is a companion short document that says this is how art decisions interface with the master plan.

Commissioner Smitten wanted to know more about the founding reasons why sustainability is in the plan and how is it implemented through this plan.

Ms. Mackenzie said there are just huge economic reasons why they needed to take on sustainability. What they have been told in their budget process, is the forecast is showing them getting equivalent appropriations to 15 years ago and University grew in the last 15 years, so they have to do things differently. On the service or operations part of things they have been told they need to shrink by 15-20 percent, people, resources and activities. It is a challenge to do that but the economics will drive it and it will make the institution more efficient.

Donna Drummond, Planning Director, wanted Ms. Mackenzie to explain the status of the University as a land grant institution in relationship to the cities that it is located within and also the status of the public streets that run through the campuses.

Ms. Mackenzie said that the way the University has operated, its interpretation from a legal perspective as a land grant institution is that it has equivalent municipal powers for land use regulation as any other municipality in the state. So as a land grant institution established in 1851 it pre-dates the state enabling legislation for local municipalities. The University of Minnesota Twin Cities say they will regulate from a land use perspective and they will administer their own building code and proceed like that.

What is interesting about the street jurisdiction is that it is not very well mapped, except when a specific question comes up. Because LRT is planned on the East bank campus the question has been asked and they have finally mapped some of the campus streets in Minneapolis. But a lot of the jurisdiction mapping isn't complete and it needs to be done.

VII. Neighborhood Planning Committee

Commissioner Wencl announced that the next Neighborhood Committee meeting is on Wednesday, August 4, 2010.

VIII. Communications Committee

Commissioner Smitten had no report.

IX. Task Force Reports

Commissioner Smitten announced that the Smith Avenue Task Force had a community meeting on Tuesday and they really are in the swing of things and the objective of this community meeting was to bring the community up to speed as to where things are at. She explained the items coming forward at their next meetings.

Commissioner Thao announced that the Western, Hamline and Victoria Task Force had their last meeting and the inputs been made from the committee. Staff will make the final edits and will take it out to the various community members.

Commissioner Schertler reported that the Ford Plant Task Force went out and visited the site and they're just getting started on the green and open space effort that a few folks in the committee wanted to revisit. Their next meeting will be sometime in September.

	Old Business	
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None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:48 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,	;	Approved	August 13, 2010	
, ,			(Date)	
Tome Tomond				
Donna Drummond		Marilyn Por	ter	
Planning Director		Secretary of	f the Planning Commission	

Butler\planning commission\minutes\July 30, 2010